

January 10, 2001

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting January 9, 2001

The following item is scheduled for the February 6, 2001 City Council Meeting

Concept Plan: Creeks on Hillcrest
Applicant(s): Stewart Armstrong and Binary Inv., Inc.

DESCRIPTION:

46 Single-Family-3 lots, 111 Single-Family-4 lots, 269 Single-Family-5 lots, and three open space lots on 152.1± acres 300± feet north of Panther Creek Parkway (C.R. 23) on the east and west sides of future Hillcrest Road. Zoned Agricultural. Requested zoning is Planned Development-Patio Home/Single-Family-5. Neighborhoods #8 and 9. Tabled 11/1/00, 11/14/00, and 12/27/00.

APPROVED: 4-3 **DENIED:** _____ **TABLED:** _____

Commissioners Caplan, Hamilton and Siefert voted in opposition as stated in the follow-up for Zoning Case Z2000-58.

RECOMMENDATION:

Staff recommends approval subject to:

1. City Council approval of Zoning Case Z2000-58.
2. Improvement of Panther Creek Parkway, Hillcrest Road, and/or other area thoroughfares to City standards to provide two points of access to the property.
3. City Council and City Engineer approval of a waiver to the requirement for alleys subject to lots being designed without lot-to-lot drainage.

DM/sg

cc: Stewart Armstrong 210-822-4882
Karen Porter 214-638-0447
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 7B

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Applicant(s): Stewart Armstrong and Binary Inv., Inc.

Description:

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Remarks:

This item was tabled at the December 27, 2000, Planning & Zoning Commission meeting to allow the applicant to lower the density of the associated zoning request (Z2000-58). This item must be removed from the table.

The concept plan shows 46 Single-Family-3, 111 Single-Family-4 lots, 269 Single-Family-5 lots, and three open space lots to be developed to the planned development standards requested with Zoning Case Z2000-58. Approval of the concept plan is subject to City Council approval of Zoning Case Z2000-58.

Access

Access to the property will be provided from Panther Creek Parkway and Hillcrest Road. The development of this property will require these thoroughfares to be improved to City standards to provide two points of access to the property. Streets are also stubbed to adjacent properties to provide circulation between this property and future residential developments.

Screening and Landscaping

Lots backing and siding to Panther Creek Parkway and Hillcrest Road will be screened by berms and landscaping in 25 feet of additional right-of-way dedicated for screening and landscaping purposes.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. Alleys are not provided to serve all of the lots. It is premature to waive the requirement for alleys, because grading and drainage plans will not be reviewed by the City until the final plat is submitted. Should adequate provision be made for utilities and access to the lots and the lots be designed without lot-to-lot drainage, staff will recommend that the requirement for alleys be waived.

RECOMMENDation:

Staff recommends approval subject to:

1. City Council approval of Zoning Case Z2000-58.
2. Improvement of Panther Creek Parkway, Hillcrest Road, and/or other area thoroughfares to City standards to provide two points of access to the property.
3. City Council and City Engineer approval of a waiver to the requirement for alleys subject to lots being designed without lot-to-lot drainage.